



ZONING DISTRICTS & DESCRIPTION

Dwelling Zoning Districts

D-A	Agriculture, SFR on 3 acres min
D-S	SFR on 1 acre min
D-1	SFR on 24K sf min
D-2	SFR on 15K sf min, 2FR on 20K sf min, corners only
D-3	SFR on 10K sf min, 2FR on 15K sf min, corners only
D-4	SFR on 7200 sf min, 2FR on 10K sf min
D-5	SFR on 5K sf min, 2FR on 7200 sf min
D-5II	SFR on 2800, 2FR on 5K, SFR Attached on 2400 sf
D-6	2FR, SFR Attached, 3FR, 4FR, MF, Live-Work in Suburban setting (6-9 du/ac) next to SFR
D-6II	2FR, SFR Attached, 3FR, 4FR, MF, Live-Work in Suburban setting (9-12 du/ac) near SFR
D-7	2FR, SFR Attached, 3FR, 4FR, MF, Live-Work as Transition between Suburban and Urban settings
D-8	SFR, SFR Attached, 2FR, 3FR, 4FR, MF, Live-Work in Urban setting of mixed development
D-9	SFR Attached, MF, Live-Work High-rise in Suburban setting
D-10	SFR Attached, MF, Live-Work High-rise in Urban setting
D-11	Mobile Home community
D-P	Planned, creative, negotiated dwelling district

Commercial Zoning Districts

C-1	Office
C-3	Neighborhood Retail
C-4	Regional Commercial
C-5	Auto-related Commercial
C-7	Truck, Big stuff Commercial/Industrial
C-S	Special, creative, negotiated commercial district

Mixed-Use Zoning Districts

MU-1	Freestanding MU tower / node
MU-2	MU neighborhood, corridor-type development
MU-3	MU village (20-50 acres)
MU-4	MU village w/ rapid transit (8-25 acres)

Central Business Zoning Districts

CBD-1	Monument Circle & surrounding blocks (4x4)
CBD-2	Balance of downtown generally
CBD-3	The Mall & surrounding blocks (Illinois-Delaware)
CBD-S	Special, superior, negotiated district in the CBD

Industrial Zoning Districts

I-1	Restricted, Inside only
I-2	Light, Assembly, Packaging
I-3	Medium, Shaping, Cutting
I-4	Heavy, Blending, Heat/Chill, Liquids, Hazardous

SFR=single family residence; MF=multifamily



Indianapolis Consolidated Zoning / Subdivision Ordinance

April 1, 2016

Development Plan Districts

Park Districts

- PK-1 Parks
- PK-2 Park-like development

Hospital Districts

- HD-1 Hospitals
- HD-2 Hospital services, MF& group living, Day care

Historic Preservation

- HP-1 Historic Preservation - Lockerbie

University Quarter Districts

- UQ-1 University
- UQ-2 University-related residential development

Speedway Districts

- SZ-1 Speedway Main Street District
- SZ-2 Speedway Industrial District

Special Use (SU) Districts

- SU-1 Religious Use
- SU-2 School
- SU-3 Golf Course
- SU-5 Radio Receiving or Broadcasting Tower
- SU-6 Hospital, Sanitarium, Nursing Home
- SU-7 Charitable Institution
- SU-8 Correctional Institution *
- SU-9 Government Buildings or Grounds
- SU-10 Cemetery *
- SU-13 Sanitary Landfill *
- SU-16 Indoor or Outdoor Entertainment or Recreation
- SU-18 Light or Power Substation *
- SU-23 Permanent Sand or Gravel Plant *
- SU-28 Petroleum Refinery and Storage *
- SU-34 Club Room or Ballroom
- SU-35 Telecommunications Broadcast Tower *
- SU-37 Library
- SU-38 Community Center
- SU-39 Water Tank *
- SU-41 Sewage/Garbage Disposal Plant
- SU-42 Gas Utility
- SU-43 Power Transmission Lines
- SU-44 Off-track Mutuel Wagering Facilities
- SU-45 Zoo, Aquarium and related facilities
- SU-46 Airport

* Use restricted to SU district only